



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 4, 2013

Power This, LLC  
13525 Crenshaw Blvd  
Hawthorne, CA 90250

**REGARDING: PROJECT NO. R2006-04010- (2)  
CONDITIONAL USE PERMIT NO. 200700092  
14711 CRENSHAW BLVD, GARDENA**

Hearing Officer, Paul McCarthy, by his action of September 3, 2013, has **DENIED** the above-referenced project in accordance with Los Angeles County Code ("County Code") Section 22.56.060 (Denial due to lack of information) . Enclosed are the Hearing Officer's Findings.

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 17, 2013. Appeals must be delivered in person.**

**Appeals:** **To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

For questions or for additional information, please contact Jeantine Nazar of the Zoning Permits East Section at (213) 974-6435, or by email at [jnazar@planning.lacounty.gov](mailto:jnazar@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

c: Zoning Enforcement;

MM : JN

**FINAL FINDINGS AND ORDER OF HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2006-04010-(2)  
CONDITIONAL USE PERMIT NO. 200700092**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Conditional Use Permit No. 200700092 ("CUP") on September 3, 2013.
2. CUP 200700092 is a request to construct, operate and maintain a 56 room, 2-story motel, with 59 parking spaces.
3. The property is located at 14711 Crenshaw Blvd. in the C-3 (Unlimited Commercial) Zone within the Gardena Valley Zoned District.
4. The application for a Conditional Use Permit was filed with the Los Angeles County Department of Regional Planning on March 27, 2007. Holds were placed on the project on May 21, 2007, and May 29, 2008. Subsequently, the applicant provided information on August 14, 2007 and December 22, 2008.
5. An initial study was prepared on June 19, 2008 and agency comments requesting additional materials were received from Public Works on September 18, 2008, Fire Department on July 1, 2008 and Public Health on July 15, 2008.
6. Regional Planning informed the applicant that additional materials were needed in order to complete the project review. Subsequent follow-ups indicate that the applicant failed to provide the required materials and the project is not cleared for a public hearing to this date.
7. The July 1, 2013 letter also directed the applicant to satisfy the Fire Department, Public Health and Public Works requirements and stated that if no activity occurs within 30 days of the letter, this case may be scheduled before a Hearing Officer for denial pursuant to Section 22.56.060 of the County Code.
8. The applicant has failed to provide the requested information in a timely manner. There is insufficient information to determine the feasibility of the project and consistency with the Los Angeles County General Plan.
9. During the September 3, 2013 Hearing Officer meeting, staff made a brief presentation on the applicant's failure to provide the required materials and recommended denial due to inactivity. The applicant was not present. There were no testifiers in support of or in opposition to the project. The Hearing Officer denied Conditional Use Permit No 200700092.
10. THEREFORE, in view of the findings of fact presented above, **Conditional Use Permit No. 200700092 is DENIED.**